

900 Worcester FRP Planning Committee
Sept 4th, 2014
7:00 PM at Warren

Attending:

Andy Wrobel, Marjorie Freiman, Don McCauley, Mark Wolfson, David Perry, Hans Larsen, Deborah Carpenter, Scott Tarbox, Michael Zehner, Barbara McMahon, Matthew McKay, Patti Quigley, Ann Rappaport

Public Speak:

None

Minutes:

None

New member: Mark Wolfson on Fields Committee taking Ed's place.

Final Review of RFI

RFI reviewed one last night. No edits were identified. RFI going out tomorrow or Monday. Return date will be Tuesday, October 14.

Motion to accept completed RFI

Marjorie Freiman. Second: Deb Carpenter. Unanimously approved.

Update on Due Diligence and 900 W Closing

Don led the discussion noting that some due diligence remains. Negotiating with archdiocese to get the extra 30 days and permission to test more. Estimate for building demolition is exceeding original 2012 estimate. Environmental (asbestos tiles) work was not in original estimate. Maybe other costs as well but cannot discuss yet since work is not complete. The remediation work will require a 900 W article(s). Don and Board of Selectmen will work up the costs for this article/motion. If STM votes down this article/motion the 900 W acquisition may not be possible.

Board of Selectman considering ways to increase "land use" flexibility but considering replacing CPA funding (all or some) for the 900 W purchase. If 900 W not needed because North 40 purchased, 900 W could be sold at anticipated profit due to increased RE values since 2012. Selling whole parcel would maximize return vs. only selling 3/8s with the other 5/8s in conservation easement. Don and Barbara to work on this B of S and CPC. This would require an STM article or motion to change the funding for the close. Hans, Don and BoS will write this motion/article with CPA involvement/approval.

Discussion continued with thoughts on how North 40 purchase / acquisition and subsequent planning could work with with 900 W planned process. Perhaps pool could move to North 40 or field could move but lights at North 40 maybe more difficult than at 900 W. Traffic is expected to

be more difficult at North 40 than 900 W. The “optimization” exercise for 900 W and North 40 could take years since “North 40 uses” conversations are in infancy and some don't want any development. RFI responses (due Oct 14th) could allow 900 W development to stay on fast track if it identifies good possible partners for 900 W who want to build good facilities sooner rather be reexamined and developed much later with North 40 use analysis. The selection of good partners and good facilities through the RFP process would ultimately be approved by TM to ensure smart use of resources.

900 W STM motions/articles

Additional motion/article suggested for planning money for 900 W to allow some site planning (\$?k) and “RFP preparation and review” money (incl. pool planning study (\$25k-\$50k)). Discussion ensued regarding level of planning needed and appropriate timing but worries were raised that may be hard to request money at STM and again at ATM if planning support money not requested at STM. Michael Z, Deb C, offered to help flesh out the size of the need for this motion. Meghan Jop and Dave Hickey also assigned to team (in abstentia).

The following timing for work leading to STM was laid out by Don and “adopted”.

<u>Work and due date</u>	<u>Review date</u>
Write article(s) for warrant 9/12	9/11
Quantify asks for motion or articles	9/18
Review articles/motions with Advisory	9/23 ish
Final review with Advisory	10/1 ish
Report for Advisory – first draft	10/3
Report for Advisory – final	10/7
Prepare presentation for STM and precinct meetings	10/15 ish
STM	10/27 or 10/28 or 11/5

Next Meeting:

The next meeting was scheduled for Sept 11th at 7pm at Warren to review STM requirements and more on North 40.

<u>Motion:</u>	To adjourn by Patti
<u>Seconded:</u>	By Deb
<u>Vote:</u>	All in favor

Meeting adjourned at 8:04 pm.

Respectfully Submitted,

Andrew Wrobel